101.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	627,000 / 627,000
					USE VALUE:	627,000 / 627,000
					ASSESSED:	627,000 / 627,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		GREELEY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPECHT WILLIAM
Owner 2:	
Owner 3:	
Street 1:	10 GREELEY CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SPECHT WILLIAM -
Owner 2:	-
Street 1:	10 GREELEY CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Vinyl Exterior and 1414 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6480.000	196,500	400	430,100	627,000
Total Card	0.149	196,500	400	430,100	627,000
Total Parcel	0.149	196,500	400	430,100	627,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.42 /Parcel: 443.42

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 65468

GIS Ref

GIS Ref

Insp Date 08/08/18

!8123!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	196,500	400	6,480.	430,100	627,000		Year end	12/23/2021
2021	101	FV	189,700	400	6,480.	430,100	620,200		Year End Roll	12/10/2020
2020	101	FV	189,700	400	6,480.	430,100	620,200	620,200	Year End Roll	12/18/2019
2019	101	FV	154,800	400	6,480.	436,200	591,400	591,400	Year End Roll	1/3/2019
2018	101	FV	154,800	400	6,480.	325,600	480,800	480,800	Year End Roll	12/20/2017
2017	101	FV	154,800	400	6,480.	294,900	450,100	450,100	Year End Roll	1/3/2017
2016	101	FV	154,800	400	6,480.	282,600	437,800	437,800	Year End	1/4/2016
2015	101	FV	154,000	500	6,480.	239,600	394,100	394,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:46:30

LAST REV

Date	Time
08/29/18	10:33:29
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8123

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPECHT WILLIAM	1290-128		9/17/2004	Family	100	No	No		
SHAW BARBARA L	1215-124		12/16/1999		238,000	No	No		
	1083-137		7/1/1991		10	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2010	2131	Manual	2,000					12 FT CHIMNEY/FIRE

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2018	MEAS&NOTICE	CC	Chris C
12/10/2008	Meas/Inspect	189	PATRIOT
12/5/2003	MLS	HC	Helen Chinal
6/19/2000	MLS		
11/22/1999	Missed Appt.		
11/9/1999	Mailer Sent		
10/22/1999	Measured	256	PATRIOT
8/2/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	65468
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6480		Sq. Ft.	Site		0	70.	0.95	5									430,081						430,100	

Total AC/HA:	0.14876	Total SF/SM:	6480	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	430,081	Spl Credit		Total:	430,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.97020000
Adj $ / SQ:	130.977
Other Features:	81750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	266951
Depreciation:	70475
Depreciated Total:	196476

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

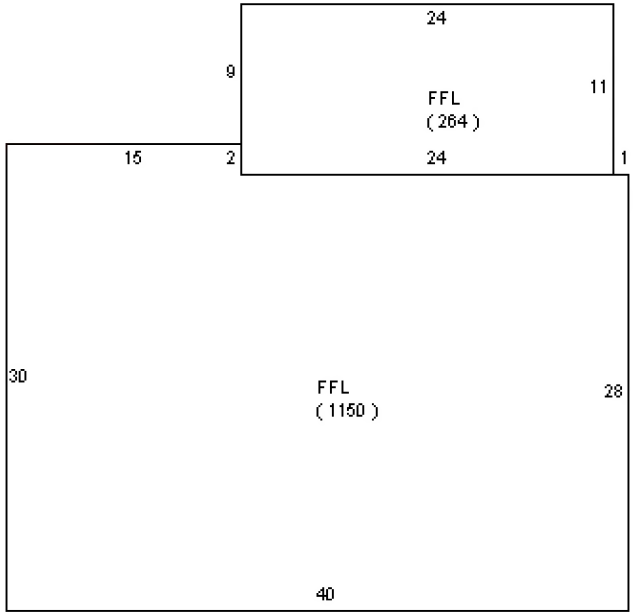
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	130.98
Special Features:	0	Val/Su Net:	138.97
Final Total:	196500	Val/Su SzAd	138.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,414	130.980	185,201

Net Sketched Area:	1,414	Total:	185,201

Size Ad	1414	Gross Area	1414	FinArea	1414

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X6	A	AV	1980	0.00	T	31.2	101						
2	Frame Shed	D	Y	1	10x8	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	14x10	A	FR	1980	4.93	T	39	101			400			400

PARCEL ID

101.0-0006-0006.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400